



STATE OF WASHINGTON
STATE BUILDING CODE COUNCIL

May 2018
Log No. _____

1. State Building Code to be Amended:

- ☐ International Building Code
- ☐ ICC ANSI A117.1 Accessibility Code
- ☒ International Existing Building Code
- ☐ International Residential Code
- ☐ International Fire Code
- ☐ Uniform Plumbing Code

- ☐ International Mechanical Code
- ☐ International Fuel Gas Code
- ☐ NFPA 54 National Fuel Gas Code
- ☐ NFPA 58 Liquefied Petroleum Gas Code
- ☐ Wildland Urban Interface Code

For the Washington State Energy Code, please see specialized [energy code forms](#)

Section: 306.7.8

Title: Platform lifts.

2. Proponent Name:

Proponent: Washington Association of Building Officials Technical Code Development Committee (AKA; TCD).

Title: N/A

Date: February 8, 2022

3. Designated Contact Person:

Name: Lee Kranz

Title: TCD Member

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- 4. Proposed Code Amendment.** Reproduce the section to be amended by underlining all added language, striking through all deleted language. Insert new sections in the appropriate place in the code in order to continue the established numbering system of the code. If more than one section is proposed for amendment or more than one page is needed for reproducing the affected section of the code, additional pages may be attached.

Clearly state if the proposal modifies an existing amendment or if a new amendment is needed. If the proposal modifies an **existing amendment**, show the modifications to the existing amendment by underlining all added language and striking through all deleted language. If a new amendment is needed, show the modifications to the **model code** by underlining all added language and striking through all deleted language.

Code: 2021 International Existing Building Code
Section: 306.7.8

Enforceable code language must be used.
Amend section to read as follows:

306.7.8 Platform lifts.

Platform (wheelchair) lifts installed in accordance with ASME A18.1 shall be permitted as a component of an accessible route. Except as otherwise permitted by the International Building Code, wheelchair lifts in the stored position shall not encroach into the stairway width or obstruct access to handrails.

- 5. Briefly explain your proposed amendment, including the purpose, benefits and problems addressed.** Specifically note any impacts or benefits to business, and specify construction types, industries and services that would be affected. Finally, please note any potential impact on enforcement such as special reporting requirements or additional inspections required.

Reason: Installing wheelchair lifts for use on existing stairways creates inclusion opportunities for those who would not otherwise be permitted to access rooms and areas on upper or lower floors. Unfortunately, they also have the potential to create conflicts for safe means of egress in existing buildings. This proposal intends to make it clear that wheelchair lifts, while permitted to be installed and used on existing stairways, are not allowed to be stored on the stairway width or create an obstruction for using handrails.

Some of the lifts we've seen extend as much as 16 inches out onto the stairway walking surface while in the stored position. This would require occupants to let go of the handrail, go around the lift and then re-grasp the handrail once they get to the other side of the stored lift. This is dangerous and not permitted by IBC Section 1014.4 which states "Handrail gripping surfaces shall be continuous, without interruption by newel posts **or other obstructions.**" Approval of this code change will create consistency with IBC Section 1014.4. E73-21 was approved for inclusion in the 2024 IBC and will require handrails to be located within 6 inches of the edge of the stairway walking surface. If a wheelchair lift were allowed to be stored on the stairway, the potential reach could be as much as 22" which is not in compliance with this new provision (Section 1014.3) for the handrail reach limitation. We are aware of Exception #3 in Section 1011.2 of the 2021 International Building Code which specifically allows inclined platform lifts and stairway chair lifts in Group R-3 and individual dwelling units of Group R-2 to extend beyond the edge of the stairway so a reference has been added in our proposal to address this exemption. There is precedent for this language found in Section 302.4 of the 2021 IEBC.

Restricting the storage of wheelchair lifts on stairways will ensure safe use of stairways by maintaining continuity of the walking path and ergonomic use of handrails.

- 6. Specify what criteria this proposal meets.** You may select more than one.

- ☐ The amendment is needed to address a critical life/safety need.
☒ The amendment clarifies the intent or application of the code.

- ☐ The amendment is needed to address a specific state policy or statute.
- ☐ The amendment is needed for consistency with state or federal regulations.
- ☐ The amendment is needed to address a unique character of the state.
- ☒ The amendment corrects errors and omissions.

7. Is there an economic impact: ☐ Yes ☒ No

If no, state reason: This code change will not affect the cost of construction. It simply restricts storage of the lift on the stairway.

If yes, provide economic impact, costs and benefits as noted below in items a – f.

- a. **Life Cycle Cost.** Use the OFM Life Cycle Cost [Analysis tool](#) to estimate the life cycle cost of the proposal using one or more typical examples. Reference these [Instructions](#); use these [Inputs](#). Webinars on the tool can be found [Here](#) and [Here](#)). If the tool is used, submit a copy of the excel file with your proposal submission. If preferred, you may submit an alternate life cycle cost analysis.
- b. **Construction Cost.** Provide your best estimate of the construction cost (or cost savings) of your code change proposal.

\$[Click here to enter text](#)./square foot

(For residential projects, also provide \$[Click here to enter text](#)./ dwelling unit)

Show calculations here, and list sources for costs/savings, or attach backup data pages
- c. **Code Enforcement.** List any code enforcement time for additional plan review or inspections that your proposal will require, in hours per permit application:
- d. **Small Business Impact.** Describe economic impacts to small businesses:
- e. **Housing Affordability.** Describe economic impacts on housing affordability:
- f. **Other.** Describe other qualitative cost and benefits to owners, to occupants, to the public, to the environment, and to other stakeholders that have not yet been discussed:

Please send your completed proposal to: sbcc@des.wa.gov

All questions must be answered to be considered complete. Incomplete proposals will not be accepted.